

## BUREAU OF CONVEYANCES

Ever since the Māhele of 1848, in which Hawai‘i’s traditional land tenure system was converted to a system of private ownership, records of all real estate transactions have been preserved in one central office. Hawai‘i is the only state that has a single statewide recording office, the Bureau of Conveyances.

The mission of the Bureau is to maintain an accurate, timely, and permanent record system for title to real property in the State of Hawai‘i. The Bureau examines, records, indexes, and microfilms over 250,000 Regular System and Land Court documents and

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maps annually; issues Land Court Certificates of Titles; certifies copies of matters of record; and researches Uniform Commercial Code requests. Land title deeds, mortgages, leases, liens and other legal documents, as well as subdivision/ condominium maps, Land Court Application Maps and file plans are all filed at the Bureau. The public may review any indices, documents or maps on file in books, on microfiche or on microfilm.

The Bureau is also unique in that there are two separate recording systems. Documents relating to registered land are recorded in the Land Court system. When title is conveyed, the Bureau issues a certificate of title showing vested ownership, which is guaranteed by the State of Hawai'i. Unregistered land is recorded in the Regular System. Discrepancies arising in title to unregistered lands are settled in a court of law.

## HIGHLIGHTS

In FY 1997-98 the Bureau was able to reduce the backlog of recordings from ten months to four months. Good progress is being made to eliminate the backlog, anticipated for FY1999.

### *The following are accomplishments for FYs 1996-1997 and 1997-1998:*

FY 1996-97.

- Examined, recorded, and processed 178,929 documents in the Regular System and 73,191 documents in the Land Court System, and issued 16,799 Certificates of Title.
- Continued the collection of conveyance taxes for the Department of Taxation (TAX), the Rental Housing Trust Fund, Natural Area Reserves Fund and the Hawai'i Hurricane Relief Fund special mortgage recording fees for the Department of Commerce and Consumer Affairs (DCCA).
- Continued to conduct public tours of the office for students, professionals, and members of the general public.

FY 1997-98.

- Examined, recorded, and processed 192,668 documents in the Regular System and 82,113 documents in the Land Court System and issued 18,837 Certificates of Title.
- Continued the collection of conveyance taxes and special mortgage recording fees for

TAX, the Rental Housing Trust Fund, Natural Area Reserves Fund and DCCA.

- Continued to conduct public tours of the office for students, professionals, and members of the general public.
- Established a special modernization fund under Act 203, SLH 1997, from revenues generated by recordation fees to computerize the recordation process and enable recorded information to be posted online statewide. Proposals from vendors far exceeded the budget established under the modernization fund. The request for proposals was subsequently revised and will be reissued in FY 1999.



**RECEIPTS OF THE BUREAU OF CONVEYANCES**

FISCAL YEAR	RECEIPTS		
	REGULAR SYSTEM	LAND COURT SYSTEM	TOTAL
1985-86	902,447	654,922	1,557,369
1986-87	1,211,324	1,346,402	2,557,726
1987-88	1,256,560	1,304,988	2,561,548
1988-89	1,277,554	1,291,847	2,569,401
1989-90	1,748,500	1,515,672	3,264,172
1990-91	1,834,526	1,428,353	3,262,879
1991-92	4,007,062	1,523,387	5,530,449
1992-93	4,411,300	2,750,313	7,161,573
1993-94	4,465,227	3,089,843	7,555,070
1994-95	3,767,689	2,281,197	6,048,886
1995-96	3,416,944	1,982,811	5,399,755
1996-97	3,596,166	1,998,526	5,594,692
1997-98	4,594,984	2,563,942	7,158,926
Total	36,490,83	23,732,203	60,222,486

**DOCUMENTS RECEIVED AND CERTIFICATES OF TITLE ISSUED**

FISCAL YEAR	DOCUMENTS RECEIVED			LAND COURT CERTIFICATES OF TITLE ISSUED
	TOTAL	REGULAR SYSTEM	LAND COURT SYSTEM	
1985-86	236,769	156,938	79,831	11,474
1986-87	290,054	196,145	93,909	14,693
1987-88	280,751	190,243	90,508	16,480
1988-89	280,510	191,071	89,439	16,299
1989-90	305,387	205,445	99,942	20,826
1990-91	298,937	205,423	93,514	19,838
1991-92	298,916	199,480	99,436	21,186
1992-93	330,705	217,007	113,698	23,379
1993-94	343,915	224,015	119,900	23,634
1994-95	282,767	192,097	90,670	18,570
1995-96	252,722	176,425	76,297	18,126
1996-97	252,120	178,929	73,191	16,799
1997-98	274,781	192,668	82,113	18,837
Total	3,728,334	2,525,886	1,202,448	240,141

**VALUE OF PROPERTY TRANSFER IN HAWAII (IN THOUSANDS OF DOLLARS)**

FISCAL YEAR	O'AHU		HAWAII		MAUI		KAUAI		STATE VALUE
	% OF STATE	VALUE (\$1,000)	% OF STATE	VALUE (\$1,000)	% OF STATE	VALUE (\$1,000)	% OF STATE	VALUE (\$1,000)	
1985-86	67.4	2,623,227	10.1	392,623	13.9	541,935	8.6	335,562	3,893,347
1986-87	68.5	4,964,905	10.3	747,431	17.2	1,242,388	4.0	290,668	7,245,392
1987-88	74.5	5,927,159	9.9	791,379	11.2	892,110	4.4	347,502	7,958,150
1988-89	62.0	6,439,257	13.0	1,394,053	19.0	1,984,956	5.0	546,971	10,365,237
1989-90	63.0	10,250,752	12.0	1,978,400	20.0	3,177,647	5.0	748,087	16,154,886
1990-91	60.0	6,800,263	18.0	2,033,125	15.0	1,667,035	7.0	803,757	11,304,180
1991-92	70.9	5,682,158	13.2	1,059,606	11.6	931,820	4.3	347,322	8,020,906
1992-93	68.7	5,169,726	11.2	842,692	14.9	1,115,683	5.2	393,272	7,521,373
1993-94	71.7	11,336,029	10.5	1,655,988	13.7	2,171,251	4.1	648,900	15,812,168
1994-95	65.7	4,258,750	12.9	835,319	13.7	890,229	7.7	502,178	6,486,476
1995-96	67.7	4,187,566	13.3	819,964	13.9	860,211	5.1	316,401	6,184,142
1996-97	64.3	3,771,156	12.2	716,222	17.3	1,012,863	6.2	361,955	5,862,196
1997-98	57.5	3,973,383	15.0	1,035,586	21.4	1,474,351	6.1	422,666	6,905,986